



City of Seattle

Gregory J. Nickels, Mayor

Department of Design, Construction and Land Use

D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE**

Application Number: 2200382

Applicant Name: Wallace Ip

Address of Proposal: 2803 S Orcas St.

SUMMARY OF PROPOSED ACTION

Master Use Permit for future construction of a two-story 3,892 square foot addition to an existing church (Seattle Chinese Alliance Church). Project includes relocation of one parking space and demolition of an existing portable building.

The following approvals are required:

Administrative Conditional Use - To expand an institution in an SF 5000 zone.
(Seattle Municipal Code Chapter 23.44.022)

SEPA - Environmental Determination
(Seattle Municipal Code Chapter 25.05)

SEPA DETERMINATION: ☐ Exempt ☐ DNS ☐ MDNS ☐ EIS

☒ DNS with conditions

☐ DNS involving non-exempt grading or demolition, or
involving another agency with jurisdiction.

BACKGROUND DATA

Site and Vicinity Description

The subject site is located on the east side of Beacon Hill Neighborhood at 2803 S Orcas Street. The property contains approximately 49,751 square feet of land and is zoned single family 5,000. Currently the property contains four buildings, a sanctuary with classrooms and offices, and three class room buildings (one with caretaker quarters).

Development in the surrounding area consists mainly of single family homes with the exception of Dearborn Park Elementary school located across S. Orcas Street from the project site. A City Light Electronic Transmission Line Right-of-Way runs along the northwest property line of the project site. The Church leases a portion of this right-of-way for use as surface parking.

Proposal Description

The applicants propose to expand the existing Sanctuary and classroom building by adding a two-story addition. The proposed addition would provide additional classroom and office space for the Christian education resource center along with offices for clerical, pastoral and administrative staff. The proposed location of the addition will require one parking stall to be relocated onsite in order to maintain the existing quantity of parking spaces.

Public Comment

One comment letter in support of the proposal was received during the official public comment period, which ended April 2, 2003.

ANALYSIS - ADMINISTRATIVE CONDITIONAL USE (SMC 23.44.022)

The Land Use Code allows the expansion of existing institutions into residential zones through the administrative conditional use process. This proposal is subject to the development standards outlined in section 23.44.008 through 23.44.016 of the Seattle Municipal Code (SMC). The director's decision has the authority to approve, condition, or deny a conditional use application. This decision shall be based on whether the proposed use will be materially detrimental to the public welfare or injurious to property. In addition to the general single family development standards institutions are subject to the standards of SMC 23.44.022. The applicable criteria used for evaluating and or conditioning the applicant's proposal are discussed below.

D. General Provisions

New or expanding institutions in single family zones shall meet the development standards for uses permitted outright in Section 23.44.008 through 23.44.016 unless modified elsewhere in this subsection or in a Major Institution Master Plan.

According to the plans submitted with the application, the proposal meets the applicable development standards listed in Section 23.44.008 through 23.44.016.

E. Dispersion

The lot line of any proposed new or expanding institution, other than child care centers locating in legally established institutions, shall be located six hundred feet (600') or more from any lot line of any other institution in a residential zone, with certain exceptions.

At this location there is another institution on a single family zoned piece of property within 600 feet of the project site. The proposal meets exception 1.b which allows the intent of dispersion to be met by topographical elements like arterials. South Orcas Street, an arterial at this location, separates the church from the other institution, (Dearborn Park Elementary) successfully achieving the objective of dispersion.

F. Demolition of Residential Structures

No residential structure shall be demolished nor shall its use be changed to provide for parking.

No demolition of residential structures is proposed for parking; therefore, this criterion is not applicable.

G. Reuse of Existing Structures

Existing structures may be converted to institution use if the yard requirements for institutions are met.

The proposal does not include the reuse of existing structures to be converted to institution use.

H. Noise and Odors

For the purpose of reducing potential noise and odor impacts, the Director shall consider the location on the lot of the proposed institution, on-site parking, outdoor recreational area, trash and refuse storage areas, ventilating mechanisms, sport facilities, and other noise generating and odor-generating equipment, fixtures or facilities. The institution shall be designed and operated in compliance with the Noise Ordinance, Chapter 25.08.

The proposed institutional expansion in the single family zone is not expected to generate significant increased noise and odors. None of the activities proposed as part of the typical use of the site will exceed the maximum permissible sound levels as established and modified in the SMC Chapter 25.08. A view obscuring fence is proposed along the eastern property line will provide a noise buffer to adjacent single family homes.

I. Landscaping

Landscaping shall be required to integrate the institution with adjacent areas, reduce the potential for erosion or extensive stormwater runoff, screen parking from adjacent residentially zoned lots or streets or to reduce the appearance of bulk of the institution.

The overall landscape design proposed for this expansion has been planned to blend with existing landscaping already present on site and prevent disturbance of the existing steep slope condition that is adjacent to the proposed addition along the east property line. A pedestrian pathway linking the sanctuary building to the two classroom buildings will be extended. Planter boxes with evergreen shrubs and flowering bulbs will also be added. The overall design of the new and present landscaping aids in making the proposal well integrated with its surroundings and sufficiently buffered from adjacent residences.

J. Light and Glare

Exterior lighting shall be shielded or directed away from adjacent residentially zoned lots.

All exterior lighting will direct light downward to minimize light and glare on neighboring properties.

K. Bulk and Siting

1. *Lot Area. If the proposed site is more than one (1) acre in size, the Director may require the following and similar development standards:*

a. *For lots with unusual configuration or uneven boundaries, the proposed principal structures be located so that changes in potential and existing development patterns on the block or blocks within which the institution is located are kept to a minimum.*

The property is approximately 1.14 acres in size. The parcel boundaries are not particularly unusual and uneven and the proposal is not likely to adversely affect development patterns.

b. *For lots with large street frontage in relationship to their size, the proposed institution reflect design and architectural features associated with adjacent residentially zoned block faces in order to provide continuity of the block front and to integrate the proposed structures with residential structures and uses in the immediate area.*

In its present configuration the project site abuts two streets, S Orcas St and S Juneau St. Although the site is large in its square footage the impact on the adjacent streets is minimal due to the location of existing and proposed structure. At present there is approximately 291' along S Orcas Street however the existing and proposed structures are more than 30' back from the property line and another 25' from the actual sidewalk. The project site has approximately 77' of street frontage along S Juneau St. The existing buildings on this portion of the site are also more than 30' back from the street.

2. *Yards. Yards of institutions shall be as required for uses permitted outright in Section 23.44.008, provided that no such structure other than freestanding walls fences, bulkheads or similar structures shall be closer than ten feet (10') to the side lot line. The Director may permit yards less than ten feet (10') but not less than five feet (5') after finding that the reduced setback will not significantly increase impacts, including but not limited to noise, odor and comparative scale, to adjacent lots zoned residential and there will be a demonstrable public benefit.*

The proposed site has existing front yard of 20' and a rear yard of 25'. The east side yard is proposed to be 28 feet along the property line and will not significantly increase impacts to adjacent lots or the neighborhood or the existing steep slope.

3. *Height Limit. A religious symbol and that portion of the roof supporting it, including but not limited to a belfry or spire, may be extended an additional twenty-five feet (25') above the height limit.*

This provision is not applicable.

4. *Facade Scale. If any facade of a new or expanding institution exceeds thirty feet (30') in length, the Director may require that facades adjacent to the street or a residentially zoned lot be developed with design features intended to minimize the appearance of the bulk. Design features which may be required include, but are not limited to, modulation, architectural features, landscaping or increased yards.*

The proposed structure includes a pitched roof and will not be taller than 31' 1.5" which is lower than the maximum height for single family homes in this zone. The vertical form of the new entry together with a roofline which will not be an extension of the existing roofline both mitigate some of the bulk and scale impacts. Additional mitigation will be provided by a laurel hedge screen along S Orcas St. No further mitigation is required.

L. Parking and Loading Berth Requirements

SMC 23.44.022.L provides that the Director may modify the parking and loading requirements of Section 23.54.15, required parking, and the requirements of Section 23.44.016, parking location and access, on a case by case basis using the information contained in the transportation plan prepared pursuant to Subsection M of this section. The modification shall be based on adopted City Policies and shall:

i. Provide a demonstrable public benefit such as, but not limited to, reduction of traffic on residential streets, preservation of residential structures, and reduction of noise, odor, light and glare; and

Forty (40) parking stalls are currently provided on site in addition to the 44 spaces located on the property leased from City Light. The proposed addition does not require additional parking spaces to be added to the site. The applicants are proposing to relocate one space as part of this proposal.

ii. Not cause undue traffic through residential streets nor create a serious safety hazard.

No traffic will be routed through residential streets nor will there be a safety hazard.

M. Transportation Plan

A transportation plan shall be required for proposed new institutions and for those institutions proposing expansions which are larger than four thousand (4,000) square feet of the structure area and/or required to provide twenty (20) or more spaces.

A transportation plan was not required for this proposal.

DECISION - ADMINISTRATIVE CONDITIONAL USE

The conditional use application is **APPROVED**.

ANALYSIS - SEPA

The initial disclosure of the potential impacts from this project was made in the annotated environmental checklist dated March 12, 2003 and supplemental information in the project file. This information, along with the experience of the lead agency in similar situations, forms the basis for this analysis and decision. No long-term impacts are anticipated from this proposal. Short-term impacts are discussed below.

The SEPA Overview Policy (SMC 25.05.665.D) states "where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation," subject to limitations. Several adopted City codes and/or ordinances provide mitigation for some of the identified impacts. Specifically these are: the Storm Water, Grading and Drainage Control Ordinance (grading, site excavation and soil erosion); Street Use Ordinance (watering streets to suppress dust, obstruction of the pedestrian right-of-way during construction, construction along the street right-of-way, and sidewalk repair); Building Code (construction standards); and Noise Ordinance (construction noise). Compliance with these codes and ordinances will be adequate to achieve sufficient mitigation of identified adverse impacts. Thus, mitigation pursuant to SEPA is not necessary for these impacts. Other short-term impacts not noted here as mitigated by codes, ordinances or conditions (e.g., increased traffic during construction, additional parking demand generated by construction personnel and equipment, increased use of energy and natural resources) are not sufficiently adverse to warrant further mitigation.

Short-Term Impacts

The following temporary or construction-related impacts are expected: potential soil erosion during grading, excavation and general site work; increased run-off; tracking of mud onto adjacent streets by construction vehicles; conflict with normal pedestrian movement adjacent to the site; increased noise; and consumption of renewable and non-renewable resources. Due to the temporary nature and limited scope of these impacts, they are not considered significant (SMC Section 25.05.794). Although not significant, these impacts are adverse.

Construction noise may be adverse enough to warrant mitigation. The proximity of residential uses is such that the limitations of the Noise Ordinance would be inadequate to mitigate potential noise impacts. Pursuant to SEPA policies in SMC Section 25.05.675.B, the hours of construction, including excavation, foundation installation activities shall be limited to between 7:30 a.m. and 6:00 p.m. on non-holiday weekdays and between the hours of 9:00 a.m. and 6:00 p.m. on Saturdays. Some extra-ordinary activities may require occasional Sunday and evening work. If such work is planned, a request should be submitted in writing to the DCLU Planner (Glenda Warmoth 206-684-0966) and should be requested prior to each occurrence.

Long-Term Impacts

Long-term or use-related impacts are also anticipated as a result of this proposal including: increased surface water runoff due to greater site coverage by impervious surfaces; increased bulk and scale on the site; increased traffic in the area and increased demand for parking; increased demand for public services and utilities; and increased light and glare. Several adopted City codes and/or ordinances provide mitigation for some of the identified impacts. Specifically these are: the ECA Ordinance, the Stormwater, Grading and Drainage Control Code which requires provisions for controlled tightline release to an approved outlet and may require additional design elements to prevent isolated flooding. The City Energy Code will require insulation for outside walls and energy efficient windows. The Land Use Code controls site coverage, setbacks, building height and use and contains other development and use regulations to assure compatible development. Compliance with these applicable codes and ordinances is adequate to achieve sufficient mitigation of the long-term impacts and no further conditioning is warranted by SEPA policies.

DECISION - SEPA

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

- [X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030(2)(C).
- [] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030(2)(C).

CONDITIONS - SEPA

During Construction

The following condition to be enforced during construction shall be posted at the site in a location on the property line that is visible and accessible to the public and to construction personnel from the street right-of-way. The conditions will be affixed to placards prepared by DCLU. The placards will be issued along with the building permit set of plans. The placards shall be laminated with clear plastic or other weatherproofing material and shall remain in place for the duration of construction.

1. Pursuant to SEPA policies in SMC Section 25.05.675.B, the hours of construction, including excavation, foundation installation and framing activity shall be limited to between 7:30 a.m. and 6:00 p.m. on non-holiday weekdays and between the hours of 9:00 a.m. and 6:00 p.m. on Saturdays. Some extra-ordinary activities may require occasional Sunday and evening work. If such work is planned, a request should be submitted in writing to the DCLU Planner (Glenda Warmoth 206-684-0966) and should be requested prior to each occurrence.

Signature: (signature on file) Date: May 22, 2003
Glenda Warmoth , Land Use Planner
Department of Design, Construction and Land Use
Land Use Services